

IN RE: PETITION FOR ZONING VARIANCE
NE/Corner York & Dunkirk Roads
(6700 York Road)
9th Election District
4th Councilmanic District

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 89-135-A

Maryland National Bank
Petitioner

FINDINGS OF FACT AND CONCLUSIONS OF LAW

Petitioner herein requests a variance to permit a rear yard setback for an open projection (drive-in bank canopy) of 7.5 feet in lieu of the required 15 feet, as more particularly described in Petitioner's Exhibit 1.

The Petitioner, by Richard Patrick Kidwell, Esquire, appeared and testified. Also appearing on behalf of the Petition were: Richard Aldridge, a representative of Maryland National Bank, James Patton, Engineer, and John DiMenna, Architect. The Rogers Forge Community Association, by Keith Truffer, Esquire, appeared and testified as Protestants.

Testimony indicated that the subject property, known as 6700 York Road, is zoned B.L.-C.N.S. and is improved with a Maryland National Bank branch office. The property is located on the west side of York Road, and bounded on the south by Dunkirk Road, on the north by Murdock Road, and on the west by an alley which connects Dunkirk and Murdock Roads. Maryland National Bank has operated a branch office at this location since 1974. Currently, a drive-in window is located on the south wall of the building. As a result, customers waiting to use the window line up either on Dunkirk Road, back toward residences in the area, or on York Road, thus creating a potential safety hazard on that busy street. Petitioner proposes relocating the drive-in window to the west wall of the building, adding

two remote drive-in units to the west of the building, and constructing a canopy over all three teller units. A "DO NOT ENTER" sign will prohibit turns onto Petitioner's property from Dunkirk Road. Drive-in traffic will thus come from York Road onto Murdock Road and then onto Petitioner's property. The relocation will keep drive-in traffic within the confines of Petitioner's property. The proposed canopy will extend to within 7.5 feet of Petitioner's property line running along the alley, hence the requested variance.

The Rodgers Forge Community Association, through its Counsel, expressed two concerns with Petitioner's proposed renovations. First, the Association has requested that Petitioner continue to prevent access to the alley either by keeping the metal posts presently in place or by other suitable means. Second, the Association wants Petitioner not to build on or to impede access to the existing concrete paving which currently extends from the alley 3 feet into Petitioner's property. Petitioner has agreed to prevent access to the alley and to leave undisturbed the 3 feet of concrete paving which both provides parking in the alley and makes driving through the alley easier for residents of the community.

Subsequent to the hearing, Petitioner submitted a revised plan, marked Petitioner's Exhibit A, as a Final Development Plan which clearly sets forth the requested rear yard setback, the proposed canopy, and landscaping to be provided in conjunction with this project.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and his property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioner must meet the following:

- 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a

-2-

PETITION FOR ZONING VARIANCE TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: 89-135-A

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 232.3.b and 301.1. To permit a rear yard setback for an open projection (drive-in bank canopy) 7.5 feet in lieu of the required 15 feet.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (Indicate hardship or practical difficulty)

To properly provide for a canopy over the three (3) proposed drive-in teller units, the canopy needs to project to within 7.5 feet of the property line. Strictly applying the thickness of the canopy section, if done, would greatly increase the thickness of the canopy section. Also, the canopy will more effectively protect the drive-thru customers from prevailing weather conditions that are usually from the west.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser: N.A.
(Type or Print Name)

Signature: _____

City and State: _____

Legal Owner(s): Maryland National Bank
(Type or Print Name)

Signature: Richard Kidwell

Dennis Wilkerson
(Type or Print Name)

Signature: _____

City and State: _____

Address: _____ Phone No. _____

City and State: _____

Name, address and phone number of legal owner, contract purchaser or representative to be contacted

James S. Patton, P.E.
Name LRJ, Inc.
16 West 25th Street 366-7800
Address Balto., MD 21218 Phone No.

Attorney for Petitioner: Kevin Pipder
(Type or Print Name)

Signature: Kevin Pipder

Address: _____ Phone No. _____

City and State: _____

P. O. Box 987 MS 030605
Baltimore, Maryland 21203
Name LRJ, Inc.

Attorney's Telephone No.: 244-5782

ORDERED By The Zoning Commissioner of Baltimore County, this 9th day of August, 1988, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 14th day of October, 1988, at 10:30 o'clock A.M.

J. Robert Haines
Zoning Commissioner of Baltimore County.

(over)

permitted purpose or render conformance unnecessarily burdensome;

2) whether the grant would do substantial injustice to applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give substantial relief; and

3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

It is clear from the testimony that if the variance is granted, such use as proposed would not be contrary to the spirit of the B.C.Z.R. and would not result in substantial detriment to the public health, safety, and general welfare.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the variance requested should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 9th day of November, 1988 that the Petition for Zoning Variance to permit a rear yard setback for an open projection (drive-in bank canopy) of 7.5 feet in lieu of the required 15 feet, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

- 1) The Petitioner may apply for his building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.

-3-

PROPERTY OF
MARYLAND NATIONAL BANK
SOUTHWEST CORNER OF YORK AND MURDOCK ROADS
NINTH ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND

BEGINNING for the same at the corner formed by the intersection of the northwest side of York Road, as laid out and existing sixty-six feet wide, and the southwest side of Murdock Road, as laid out and existing fifty feet wide, and running thence binding along the aforesaid northwest side of York Road referring the following courses to the True Meridian as adopted by Baltimore County Bureau of Surveys South 12° 02' 36" West 235.00 feet to a point on the northeast side of Dunkirk Road, as laid out and existing 50 feet wide, and running thence binding along the northeast side of Dunkirk Road North 77° 57' 24" West 130.00 feet to a point on the southeast side of a alley, as laid out and existing fifteen feet wide, and running thence binding along the southeast side of said fifteen feet wide alley, with the use thereof in common with others entitled thereto, North 12° 02' 36" East 235.00 feet to a point on the aforesaid southwest side of Murdock Road, and running thence binding along the southwest side of Murdock Road South 77° 57' 24" East 130.00 feet to the point of beginning, containing 0.701 acres of land more or less.

BEING a part of that parcel of land which by deed dated December 31, 1954 and recorded among the Land Records of Baltimore County, Maryland in Liber G.L.B. 3084 at Folio 269 was conveyed by Norma L. Kelley, Widow, Et Al, to Eutaw Savings Bank of Baltimore. (See Schedule "A" of Articles of Transfer between Eutaw Savings Bank of Baltimore and Maryland National Bank recorded in the Land Records of Baltimore County, Maryland in Liber E.H.K. Jr. 5531 at Folio 680).

BEING also Lot No. 2 as shown on a Plat of the subdivision of the property of Maryland National Bank recorded among the Land Records of Baltimore County, Maryland in Plat Book at Folio , prior hereto.



Purdum and Jeschke
1029 N. Calvert Street
Baltimore, MD. 21202

Page 1 of 1.

July 15, 1988

- 2) Petitioner shall comply with all requirements as set forth in the Zoning Plans Advisory Committee comments which have been adopted in their entirety and made a part of this Order.
- 3) When applying for a building permit, the site plan and landscaping plan filed must reference this case and set forth and address the restrictions of this Order.

JRH:bjs

J. Robert Haines
Zoning Commissioner for
Baltimore County

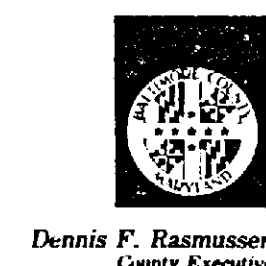
ORDER RECEIVED FOR FILING
Date 11/9/88
By Keith Kidwell

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
410-3353

J. Robert Haines
Zoning Commissioner

November 9, 1988

Richard P. Kidwell, Esquire
Miles & Stockbridge
401 Washington Avenue
Towson, Maryland 21204



RE: PETITION FOR ZONING VARIANCE
NE/Corner York Road and Dunkirk Road
(6700 York Road)
9th Election District - 4th Councilmanic District
Maryland National Bank - Petitioner
Case No. 89-135-A

Dear Mr. Kidwell:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Zoning Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact Ms. Charlotte Radcliffe at 494-3391.

Very truly yours,

J. Robert Haines
Zoning Commissioner
for Baltimore County

JRH:bjs

cc: Keith Truffer, Esquire
102 W. Pennsylvania Avenue, Towson, Md. 21204

Mr. James S. Patton
LRJ, Inc., 16 West 25th Street, Baltimore, Md. 21218

Mr. John J. DiMenna
Rubeling & Associates, Inc., 530 E. Joppa Road, Towson, Md. 21204

People's Counsel

File

2192y
KRT/cjc
10/13/88

IN RE: N/E Corner York Road
and Dunkirk Road (6700 York
Road)
9th Election
4th Councilmanic

- * BEFORE THE
- * BALTIMORE COUNTY
- * OFFICE OF ZONING
- * Case No. 89-135-A

ENTRY OF APPEARANCE

Please enter the appearance of Keith R. Truffer as attorney for The Rodgers Forge Community, Inc. in this case.

Keith R. Truffer, Esquire
Royston, Mueller, McLean & Reid
102 W. Pennsylvania Avenue
Towson, Maryland 21204
(301) 823-1800

Attorney for The Rodgers Forge
Community, Inc.

ROYSTON, MUELLER,
MCLEAN & REID
SUITE 800
102 W. PENN. AVE.
TOWSON, MARYLAND
21204-4879
823-1800

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 9th Date of Posting: 9/11/88
Posted for: Variance
Petitioner: Maryland National Bank
Location of property: N/E York & Dunkirk Rd.
6700 York Rd.
Location of Sign: Facing York Rd. across 10' E. of Dunkirk
Remarks: as per City of Baltimore
Posted by: [Signature] Date of return: 9/16/88
Number of Signs: 1

Towson, Maryland 21204
494-3353

J. Robert Haines
Zoning Commissioner

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland as follows:

Petition for Zoning Variance
CASE NUMBER: 89-135-A
N/E York and Dunkirk Road
(6700 York Road)
9th Election District - 4th Councilmanic
Petitioner(s): Maryland National Bank
HEARING SCHEDULED: FRIDAY, OCTOBER 14, 1988 at 10:30 a.m.

Variance to permit a rear yard setback for an open projection (drive-in bank canopy) 7.5 feet in lieu of the required 15 feet.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be in writing and received in this office by the date of the hearing set above or presented at the hearing.

J. ROBERT HAINES
Zoning Commissioner of
Baltimore County

cc: Kevin Pinder, Esq.
James S. Patton, P.E.
[Signature]

LPJ INC. CONSULTING ENGINEERS
16 WEST TWENTY-FIFTH STREET BALTIMORE, MARYLAND 21218 TELEPHONE: 301-366-7800

October 18, 1988

Baltimore County Zoning Commissioner
Office of Planning and Zoning
111 Chesapeake Avenue
Towson, Maryland 21204

Attn: Robert Haines

Re: Maryland National Bank
Building
Rodgers Forge Branch
Drive - In Expansion
LPJ #12588

Dear Mr. Haines:

As per your request made at the Zoning hearing on October 14, 1988, we are submitting a rendered plan of the Maryland National Bank Rodgers Forge Branch for your files.

The 7.5 foot rear yard setback and drive in bank canopy are clearly shown. Should you have any questions regarding the above, please do not hesitate to contact our office.

Cordially yours,

[Signature]
James S. Patton, P.E.

JSP:scb

cc: Richard Aldridge
John DiMenna

RECEIVED
OCT 20 1988
ZONING OFFICE

CERTIFICATE OF PUBLICATION

TOWSON, MD. Sept 19 1988

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on Sept 15 1988

\$35.63
PO# 04192 THE JEFFERSONIAN,
Page M8 0305 S. Zeke Olson
Publisher

CERTIFICATE OF PUBLICATION

TOWSON, MD. Sept 19 1988

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on Sept 14 1988

\$55.10
PO# 04191 TOWSON TIMES
Page M8 0305 THE JEFFERSONIAN,
S. Zeke Olson
Publisher

Baltimore County
Fire Department
Towson, Maryland 21204-2536
494-4500

Paul H. Reincke
Chief
J. Robert Haines
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, MD 21204

Re: Property Owner: Maryland National Bank
Location: N/E corner of York and Dunkirk Road

Item No.: 24 Zoning Agenda: Meeting of 8/2/88

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "x" are applicable and required to be corrected or incorporated into the final plans for the property.

- () 1. Fire hydrants for the referenced property are required and shall be located at intervals or _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- () 2. A second means of vehicle access is required for the site.
- () 3. The vehicle dead end condition shown at _____ EXCEEDS the maximum allowed by the Fire Department.
- () 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
- (x) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code," 1976 edition prior to occupancy.
- () 6. Site plans are approved, as drawn.
- () 7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: Art O'Neil Kelly 7-15-88 Noted and Approved: John F. O'Neill
Planning Group Fire Prevention Bureau
Special Inspection Division

/s/

Baltimore County
Department of Public Works
Bureau of Traffic Engineering
Courts Building, Suite 405
Towson, Maryland 21204
494-3554

August 29, 1988

Mr. J. Robert Haines
Zoning Commissioner
County Office Building
Towson, MD 21204

Item No: 24
Property Owner:
Location:
Existing Zoning:

- ZAC -

Meeting of August 2, 1988
Maryland National Bank
NE Corner of York Rd. and Dunkirk Rd.
B.L. - C.N.S.

Dear Mr. Haines:

The proposed access to the 15 ft. alley should be eliminated. The proposed bollards should be indicated to be removable so as to provide a bypass to York Road in case all three service bays are occupied.

Very truly yours,

[Signature]
Stephen E. Weber, P.E.
Assistant Traffic Engineer



Maryland Department of Transportation
State Highway Administration

Richard H. Trainor
Secretary
Hal Kassoff
Administrator

August 15, 1988

Mr. J. Robert Haines
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Baltimore County
Maryland National Bank
Zoning Meeting of 8-2-88
N/E Corner of York Road
MD 45 and Dunkirk Road
(Item #24)

Attn: Mr. James Dyer

Dear Mr. Dyer:

After reviewing the submittal for a rear yard setback for an open projection (drive-in bank canopy), we find the plan acceptable.

If you have any questions, please contact Larry Brocato of this office.

Very truly yours,

[Signature]
Creston J. Mills, Jr., Chief
Bureau of Engineering
Access Permits

LB:maw

cc: LPJ Inc.
Mr. J. Ogle

ROYSTON, MUELLER, MCLEAN & REID
ATTORNEYS AT LAW

100 WEST PENNSYLVANIA AVENUE
TOWSON, MARYLAND 21204-4575
(301) 823-1800
TELECOPIER FAX (301) 828-7859

W. CARROLL
CARROLL W. ROYSTER
H. ANTHONY MUELLER
JOHN L. ASKEW

October 13, 1988

HAND DELIVERED

Baltimore County Office of
Planning & Zoning
County Courts Building
401 Bosley Avenue
Towson, Maryland 21204

Re: N/E Corner York Road and Dunkirk Road (6700 York Road)
9th Election, 4th Councilmanic
Case No. 89-135-A

Dear Sir/Madam:

I enclose an Entry of Appearance to be filed in this zoning matter.

Thank you for your anticipated cooperation.

Sincerely,

[Signature]
Keith R. Truett

KRT/cjc
2193y
Enclosure

cc: Edward J. Gilliss, Esq.

RECEIVED ZONING OFFICE
DATE: 10/13/88

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
494-3353

J. Robert Haines
Zoning Commissioner

Date: 9/22/88



Dennis F. Rasmussen
County Executive

Kevin Pinder, Esq.
P. O. Box 937
MS 03065
Baltimore, Maryland 21203

Re: Petition for Zoning Variance
Case number: 89-135-A
Petitioner(s): Maryland National Bank

Dear Mr. Pinder:

Please be advised that \$105.75 is due for advertising and posting of the above-referenced property. All fees must be paid prior to the hearing. Do not remove the sign and post set(s) from the property from the time it is posted by this office until the day of the hearing itself.

THIS FEE MUST BE PAID AND THE ZONING SIGN(S) AND POST(S) RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT BE ISSUED.

Please make your check payable to Baltimore County, Maryland and bring it along with the sign(s) and post(s) to the Zoning Office, County Office Building, Room 111, Towson, Maryland 21204 fifteen (15) minutes before the hearing.

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 059056
DATE: 10/14/88 ACCOUNT: 20-63-000
AMOUNT: \$ 105.75
RECEIVED Maryland National Bank
FOR Kevin Pinder 10/14/88/Haring
8 B CFE *****10575* 89-135-A
VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE
October 3, 1988

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

Kevin Pinder, Esquire
P.O. Box 987 MS030605
Baltimore, Maryland 21203

RE: Item No. 24 - Case No. 89-135-A
Petitioner: Maryland National Bank
Petition for Zoning Variance

Dear Mr. Pinder:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the date of the enclosed petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

[Signature]
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:dt

cc: James S. Patton, P.E.
LPJ Inc.
16 West 25th Street
Baltimore, Maryland 21218

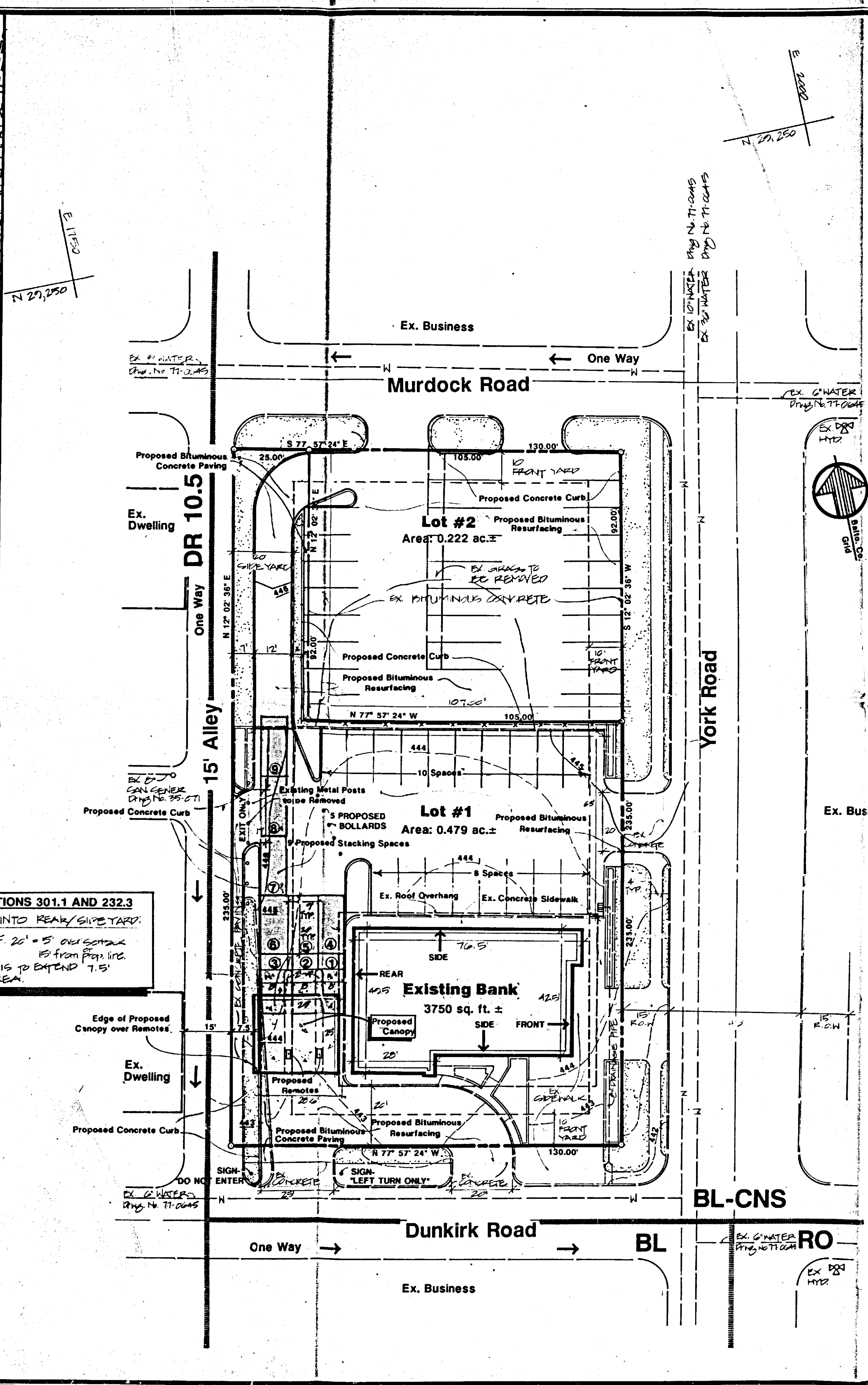
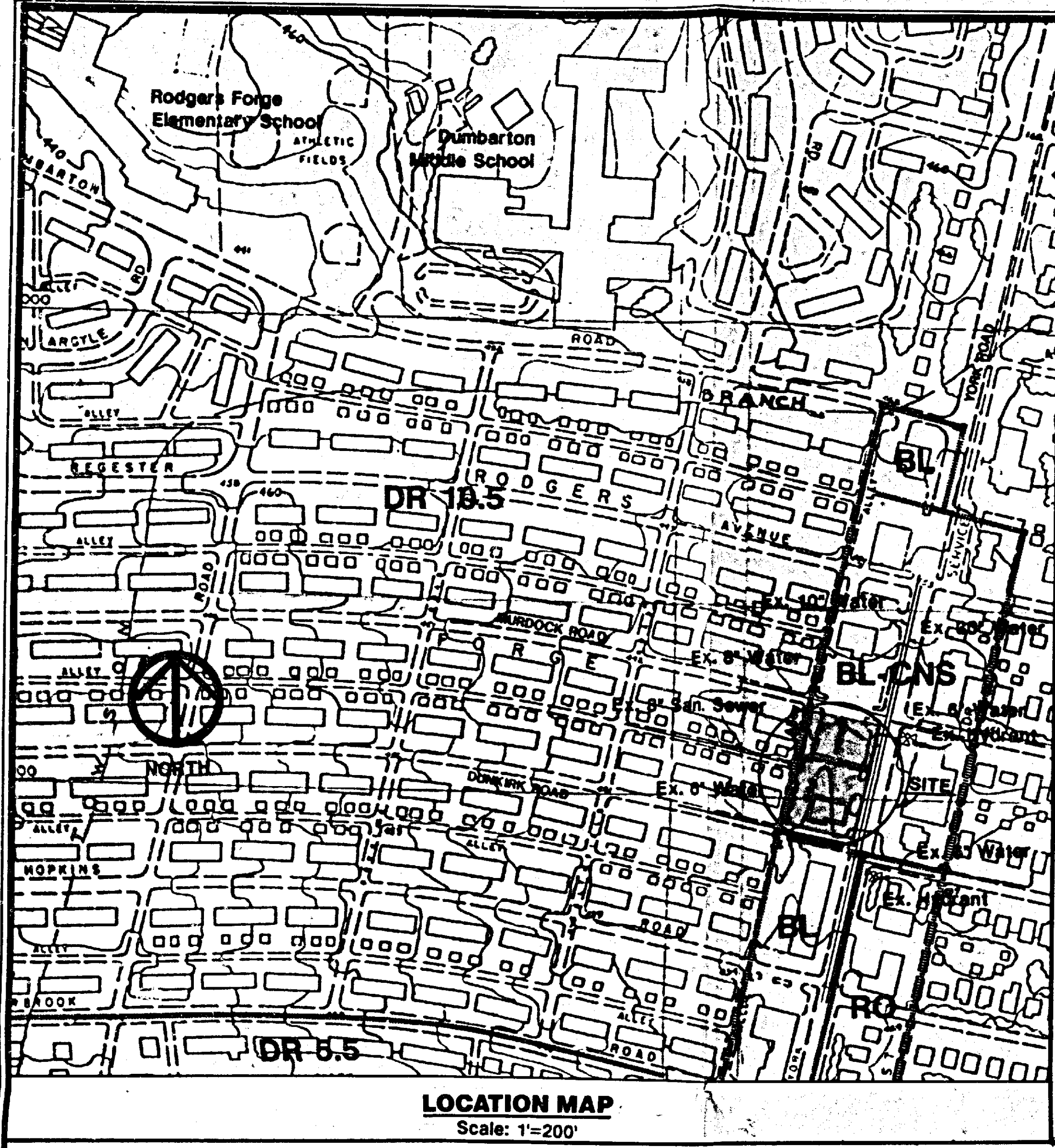
89-135-A

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your petition has been received and accepted for filing this
3rd day of August, 1988.

Petitioner: Maryland National Bank
Petitioner's Attorney: Kevin Pinder
Received by: [Signature]
ZONING COMMISSIONER
Advisory Committee



VARIANCE FROM SECTIONS 301.1 AND 232.3
 LIMIT OF PROJECTION INTO REAR/SIDE YARD:
 ALLOWED: 25% of 20' = 5' OVER SIDEWALK
 15' FROM PROP. LINE
 VARIANCE REQUEST IS TO EXTEND 7.5' INTO YARD AREA.

VICINITY MAP
 Scale: 1"=2000'

LEGEND

--- PROPERTY LINE --- ZONING LINE
 --- SETBACK LINE --- + 445 PROPOSED SPOT ELEVATION

PETITIONER'S EXHIBIT 1

GENERAL NOTES

EXISTING DATA: LOT #1
 NO. OF EXISTING SPACES: 20
 NO. OF SPACES REQUIRED: 13
 2.5' PER 1000 SQ. FT. OF GROSS FLOOR AREA
 2750 / 1000 = 2.75 2.75 x 233 = 24
 NO. OF SPACES PROVIDED: 13

EXISTING DATA: LOT #2
 REQUIRED: 3' x 20' + 2' x 20' + 2' x 20' = 120 SQ. FT.
 PROPOSED: 0

EXISTING BANK IS A ONE STORY BRICK BUILDING 17' HIGH WHICH IS WITHIN THE APPROPRIATE HEIGHT.

GRADE OF PROPOSED BITUMINOUS CONCRETE PAVING IN LOT #1 SHALL MATCH EXISTING GRADE.

TOPOGRAPHICAL INFORMATION FOR LOT #1 TAKEN FROM TOPOGRAPHICAL SURVEY FOR BLTAN SAVINGS BANK BY MARYLAND SURVEYING & ENGINEERING CO., INC. LOT 10, 1950. DATUM BALTO CO D.M. 1880

LOT #2 EX TOPOGRAPHY SHALL BE DETERMINED DURING CONSTRUCTION.

PARKING DATA LOT #2
 NO. OF EXISTING SPACES: 20
 NO. OF PROPOSED SPACES: 20

revisions		
no.	date	comments

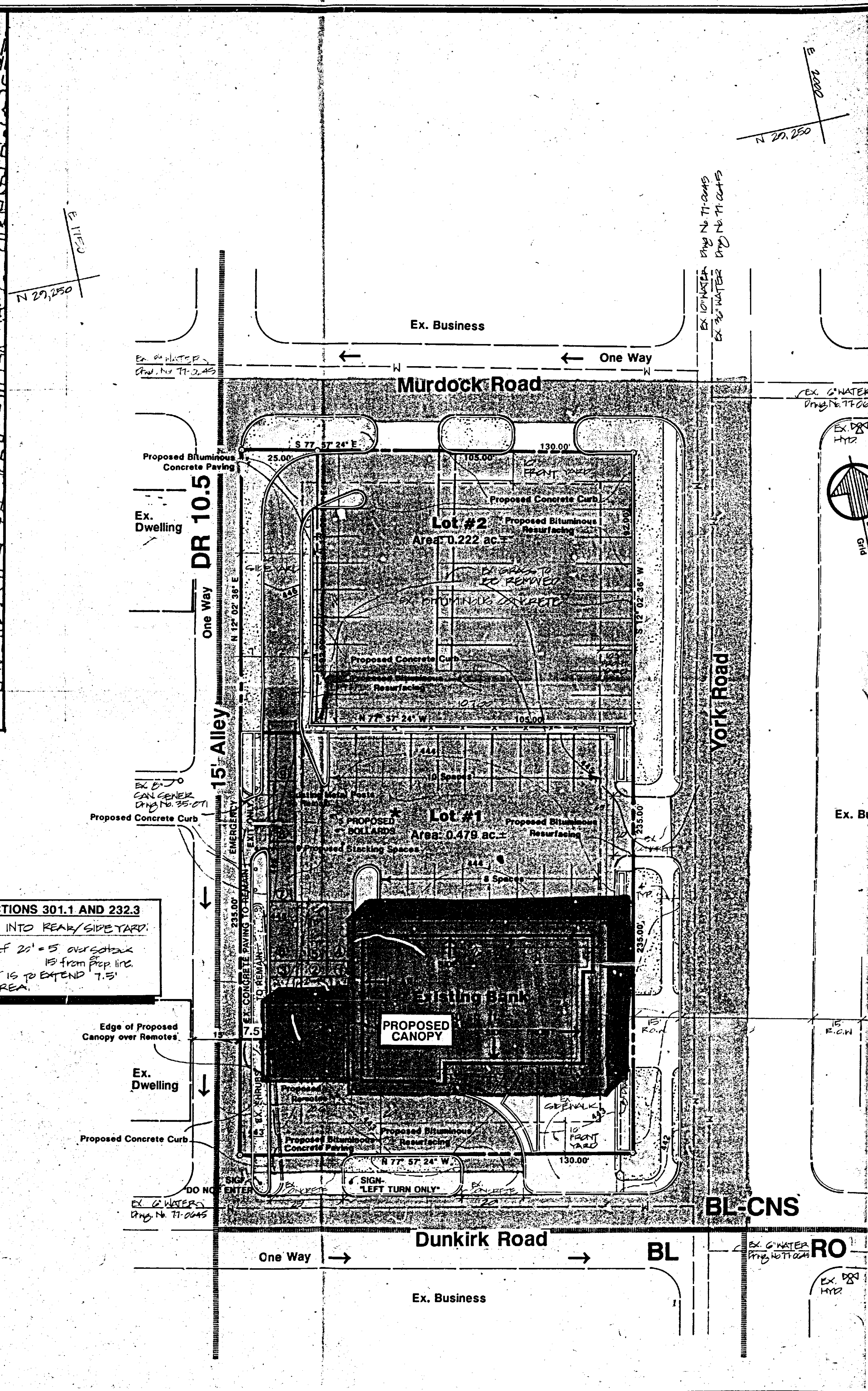
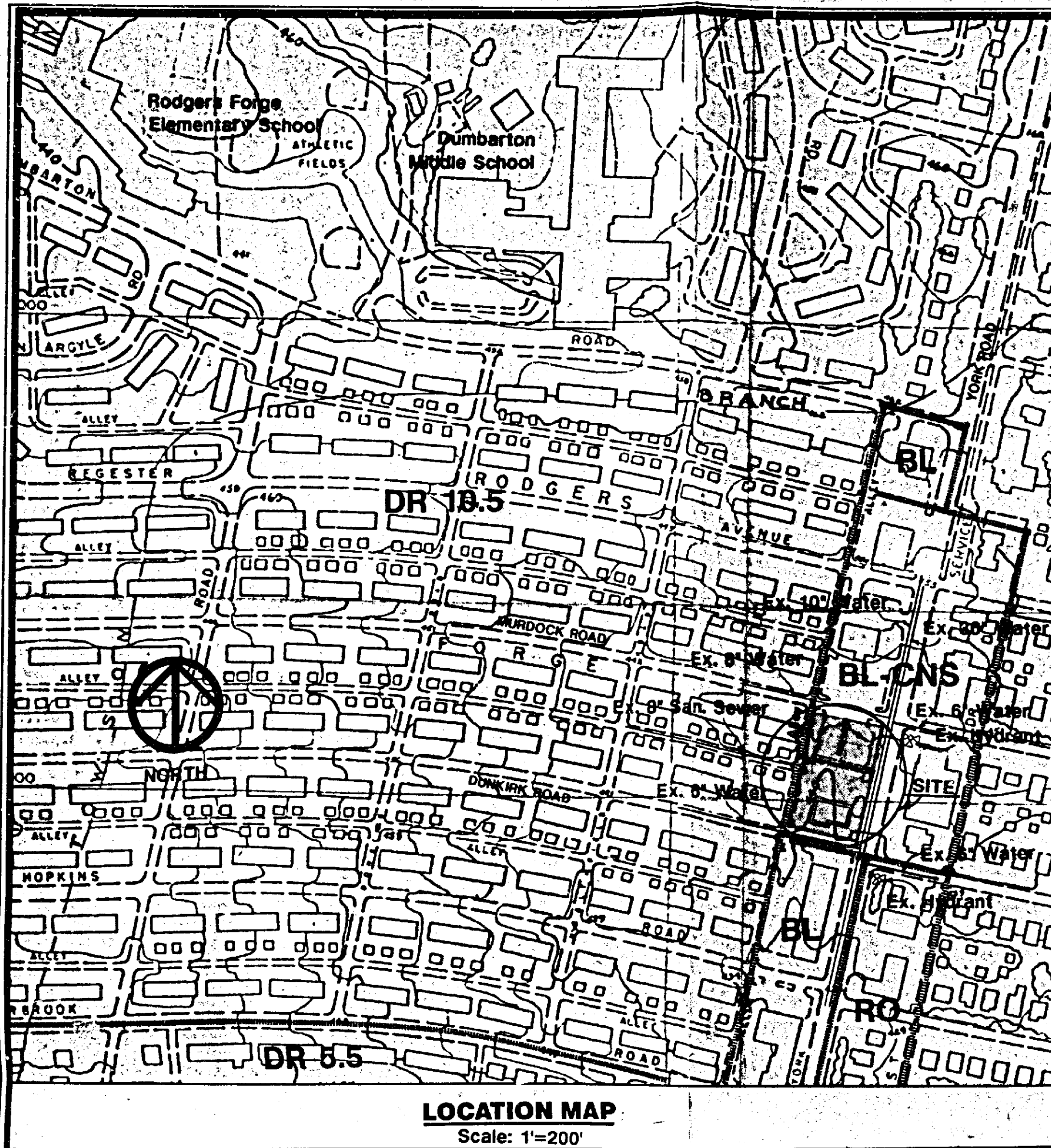
MARYLAND NATIONAL BANK
 Rogers Forge Branch
 Drive-Thru Addition
 6700 York Road
 Towson, MD 21212
 Ninth Election District
 Baltimore County, MD

seal

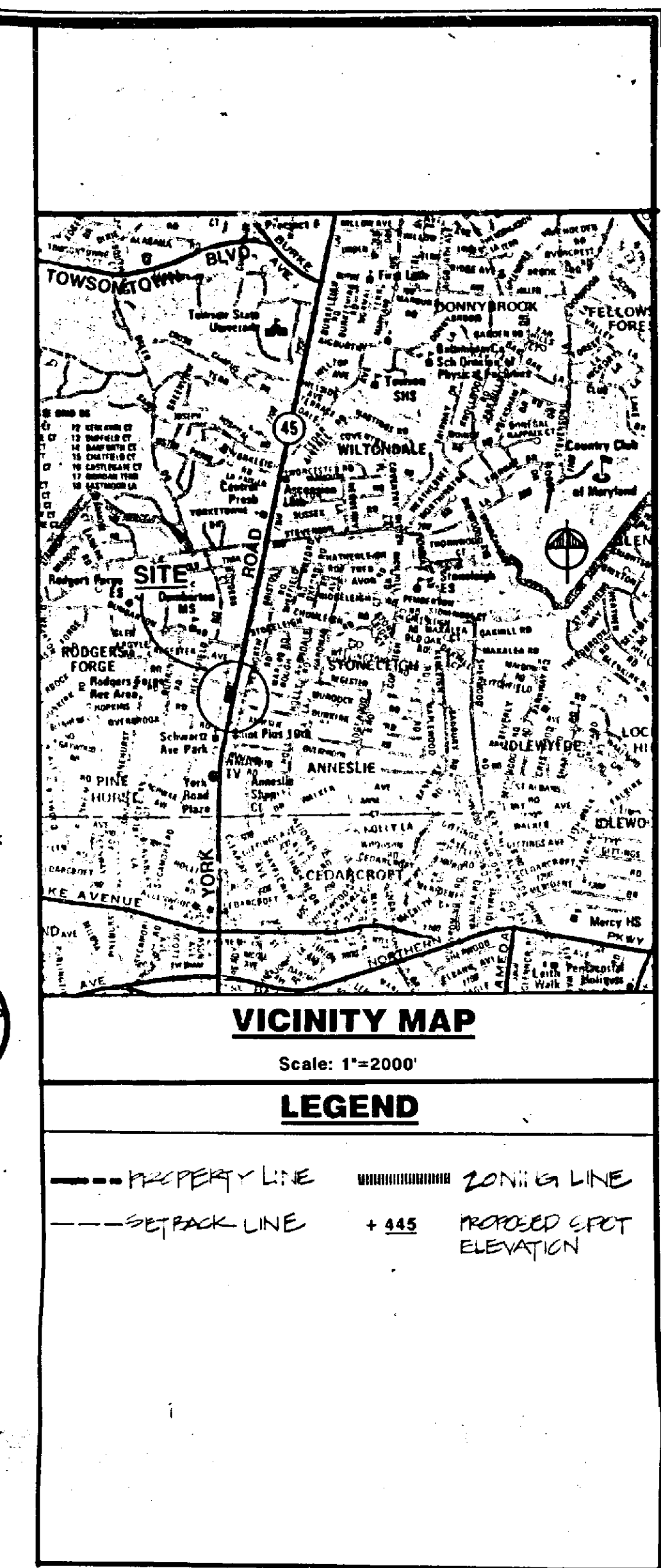
LPJ INC.
 CONSULTING ENGINEERS
 * STRUCTURAL
 * CIVIL
 * SITE PLANNING
 16 West 25th Street
 Baltimore, Maryland 21218
 (301) 366-7800

REQUEST FOR VARIANCE

scale: 1"=20'	project no. 12588
drawn: LER	drawing no. VAR-1
design: JSP	
checked: JSP	
date: 7/19/88	sheet 1 of 1



VARIANCE FROM SECTIONS 301.1 AND 232.3
 LIMIT OF PROJECTION INTO REAR/SIDEYARD:
 ALLOWED: 25% of 20' = 5' OVERSIGHT
 15' from Prop line
 VARIANCE REQUEST IS TO EXTEND 7.5'
 INTO YARD AREA.



GENERAL NOTES

PARKING DATA LOT #1
 NO. OF EXISTING SPACES: 20
 NO. OF SPACES REQUIRED: 13
 2.5' x 10.0' = 25.0' x 20.0' = 500.0' x 20.0' = 10,000.0' x 20.0' = 200,000.0' x 20.0' = 4,000,000.0' x 20.0' = 80,000,000.0' x 20.0' = 1,600,000,000.0' x 20.0' = 32,000,000,000.0' x 20.0' = 640,000,000,000.0' x 20.0' = 12,800,000,000,000.0' x 20.0' = 256,000,000,000,000.0' x 20.0' = 5,120,000,000,000,000.0' x 20.0' = 102,400,000,000,000,000.0' x 20.0' = 2,048,000,000,000,000,000.0' x 20.0' = 40,960,000,000,000,000,000.0' x 20.0' = 819,200,000,000,000,000,000.0' x 20.0' = 16,384,000,000,000,000,000,000.0' x 20.0' = 327,680,000,000,000,000,000,000.0' x 20.0' = 6,553,600,000,000,000,000,000,000.0' x 20.0' = 131,072,000,000,000,000,000,000,000.0' x 20.0' = 2,621,440,000,000,000,000,000,000,000.0' x 20.0' = 52,428,800,000,000,000,000,000,000,000.0' x 20.0' = 1,048,576,000,000,000,000,000,000,000,000.0' x 20.0' = 20,971,520,000,000,000,000,000,000,000,000.0' x 20.0' = 419,430,400,000,000,000,000,000,000,000,000.0' x 20.0' = 8,388,608,000,000,000,000,000,000,000,000,000.0' x 20.0' = 167,772,160,000,000,000,000,000,000,000,000,000.0' x 20.0' = 3,355,443,200,000,000,000,000,000,000,000,000,000.0' x 20.0' = 67,108,864,000,000,000,000,000,000,000,000,000,000.0' x 20.0' = 1,342,177,280,000,000,000,000,000,000,000,000,000,000.0' x 20.0' = 26,843,545,600,000,000,000,000,000,000,000,000,000,000.0' x 20.0' = 536,870,912,000,000,000,000,000,000,000,000,000,000,000.0' x 20.0' = 10,737,418,240,000,000,000,000,000,000,000,000,000,000,000.0' x 20.0' = 214,748,364,800,000,000,000,000,000,000,000,000,000,000,000.0' x 20.0' = 4,294,967,296,000,000,000,000,000,000,000,000,000,000,000,000.0' x 20.0' = 85,899,345,920,000,000,000,000,000,000,000,000,000,000,000,000.0' x 20.0' = 1,717,986,918,400,000,000,000,000,000,000,000,000,000,000,000,000.0' x 20.0' = 34,359,738,368,000,000,000,000,000,000,000,000,000,000,000,000,000.0' x 20.0' = 687,194,767,360,000,000,000,000,000,000,000,000,000,000,000,000,000.0' x 20.0' = 13,743,895,347,200,000,000,000,000,000,000,000,000,000,000,000,000,000.0' x 20.0' = 274,877,906,944,000,000,000,000,000,000,000,000,000,000,000,000,000,000.0' x 20.0' = 5,497,558,138,880,000,000,000,000,000,000,000,000,000,000,000,000,000,000.0' x 20.0' = 109,951,162,777,600,000,000,000,000,000,000,000,000,000,000,000,000,000,000.0' x 20.0' = 219,902,325,555,200,000,000,000,000,000,000,000,000,000,000,000,000,000,000,000.0' x 20.0' = 439,804,651,110,400,000,000,000,000,000,000,000,000,000,000,000,000,000,000,000.0' x 20.0' = 879,609,302,220,800,000,000,000,000,000,000,000,000,000,000,000,000,000,000,000.0' x 20.0' = 1,759,218,604,441,600,000,000,000,000,000,000,000,000,000,000,000,000,000,000,000.0' x 20.0' = 3,518,437,208,883,200,000,000,000,000,000,000,000,000,000,000,000,000,000,000,000.0' x 20.0' = 7,036,874,417,766,400,000,000,000,000,000,000,000,000,000,000,000,000,000,000,000.0' x 20.0' = 14,073,748,835,532,800,000,000,000,000,000,000,000,000,000,000,000,000,000,000,000.0' x 20.0' = 28,147,497,671,065,600,000,000,000,000,000,000,000,000,000,000,000,000,000,000,000.0' x 20.0' = 56,294,995,342,131,200,000,000,000,000,000,000,000,000,000,000,000,000,000,000,000.0' x 20.0' = 112,589,990,684,262,400,000,000,000,000,000,000,000,000,000,000,000,000,000,000,000.0' x 20.0' = 225,179,981,368,524,800,000,000,000,000,000,000,000,000,000,000,000,000,000,000,000.0' x 20.0' = 450,359,962,737,049,600,000,000,000,000,000,000,000,000,000,000,000,000,000,000,000.0' x 20.0' = 900,719,925,474,099,200,000,000,000,000,000,000,000,000,000,000,000,000,000,000,000.0' x 20.0' = 1,801,439,850,948,198,400,000,000,000,000,000,000,000,000,000,000,000,000,000,000,000.0' x 20.0' = 3,602,879,701,896,396,800,000,000,000,000,000,000,000,000,000,000,000,000,000,000,000.0' x 20.0' = 7,205,759,403,792,793,600,000,000,000,000,000,000,000,000,000,000,000,000,000,000,000.0' x 20.0' = 14,411,518,807,585,587,200,000,000,000,000,000,000,000,000,000,000,000,000,000,000,000.0' x 20.0' = 28,823,037,615,171,174,400,000,000,000,000,000,000,000,000,000,000,000,000,000,000,000.0' x 20.0' = 57,646,075,230,342,348,800,000,000,000,000,000,000,000,000,000,000,000,000,000,000,000.0' x 20.0' = 115,292,150,460,684,697,600,000,000,000,000,000,000,000,000,000,000,000,000,000,000,000.0' x 20.0' = 230,584,300,921,369,395,200,000,000,000,000,000,000,000,000,000,000,000,000,000,000,000.0' x 20.0' = 461,168,601,842,738,790,400,000,000,000,000,000,000,000,000,000,000,000,000,000,000,000.0' x 20.0' = 922,337,203,685,477,580,800,000,000,000,000,000,000,000,000,000,000,000,000,000,000,000.0' x 20.0' = 1,844,674,407,370,955,161,600,000,000,000,000,000,000,000,000,000,000,000,000,000,000,000.0' x 20.0' = 3,689,348,814,741,910,323,200,000,000,000,000,000,000,000,000,000,000,000,000,000,000,000.0' x 20.0' = 7,378,697,629,483,820,646,400,000,000,000,000,000,000,000,000,000,000,000,000,000,000,000.0' x 20.0' = 14,757,395,258,967,641,292,800,000,000,000,000,000,000,000,000,000,000,000,000,000,000,000.0' x 20.0' = 29,514,790,517,935,282,585,600,000,000,000,000,000,000,000,000,000,000,000,000,000,000,000.0' x 20.0' = 59,029,581,035,870,565,171,200,000,000,000,000,000,000,000,000,000,000,000,000,000,000.0' x 20.0' = 118,059,162,071,741,130,342,400,000,000,000,000,000,000,000,000,000,000,000,000,000,000.0' x 20.0' = 236,118,324,143,482,260,684,800,000,000,000,000,000,000,000,000,000,000,000,000,000,000.0' x 20.0' = 472,236,648,286,964,521,369,600,000,000,000,000,000,000,000,000,000,000,000,000,000,000.0' x 20.0' = 944,473,296,573,929,042,739,200,000,000,000,000,000,000,000,000,000,000,000,000,000,000.0' x 20.0' = 1,888,946,593,147,858,085,478,400,000,000,000,000,000,000,000,000,000,000,000,000,000,000.0' x 20.0' = 3,777,893,186,295,716,170,956,800,000,000,000,000,000,000,000,000,000,000,000,000,000,000.0' x 20.0' = 7,555,786,372,591,432,341,913,600,000,000,000,000,000,000,000,000,000,000,000,000,000,000.0' x 20.0' = 15,111,572,745,182,864,683,827,200,000,000,000,000,000,000,000,000,000,000,000,000,000,000.0' x 20.0' = 30,223,145,490,365,729,367,654,400,000,000,000,000,000,000,000,000,000,000,000,000,000,000.0' x 20.0' = 60,446,290,980,731,458,735,308,800,000,000,000,000,000,000,000,000,000,000,000,000,000,000.0' x 20.0' = 120,892,581,961,462,917,470,617,600,000,000,000,000,000,000,000,000,000,000,000,000,000,000.0' x 20.0' = 241,785,163,922,925,834,941,235,200,000,000,000,000,000,000,000,000,000,000,000,000,000,000.0' x 20.0' = 483,570,327,845,851,669,882,470,400,000,000,000,000,000,000,000,000,000,000,000,000,000,000.0' x 20.0' = 967,140,655,691,703,339,764,940,800,000,000,000,000,000,000,000,000,000,000,000,000,000,000.0' x 20.0' = 1,934,281,311,383,406,679,529,881,600,000,000,000,000,000,000,000,000,000,000,000,000,000.0' x 20.0' = 3,868,562,622,766,813,359,059,763,200,000,000,000,000,000,000,000,000,000,000,000,000,000.0' x 20.0' = 7,737,125,245,533,626,718,119,526,400,000,000,000,000,000,000,000,000,000,000,000,000,000.0' x 20.0' = 15,474,250,491,067,253,436,239,052,800,000,000,000,000,000,000,000,000,000,000,000,000,000.0' x 20.0' = 30,948,500,982,134,506,872,478,105,600,000,000,000,000,000,000,000,000,000,000,000,000,000.0' x 20.0' = 61,897,001,964,269,013,744,956,211,200,000,000,000,000,000,000,000,000,000,000,000,000,000.0' x 20.0' = 123,794,003,928,538,027,489,912,422,400,000,000,000,000,000,000,000,000,000,000,000,000,000.0' x 20.0' = 247,588,007,857,076,054,979,824,844,800,000,000,000,000,000,000,000,000,000,000,000,000,000.0' x 20.0' = 495,176,015,714,152,109,959,649,689,600,000,000,000,000,000,000,000,000,000,000,000,000,000.0' x 20.0' = 990,352,031,428,304,219,919,299,379,200,000,000,000,000,000,000,000,000,000,000,000,000,000.0' x 20.0' = 1,980,704,062,856,608,439,838,598,758,400,000,000,000,000,000,000,000,000,000,000,000,000,000.0' x 20.0' = 3,961,408,125,713,216,879,677,197,516,800,000,000,000,000,000,000,000,000,000,000,000,000,000.0' x 20.0' = 7,922,816,251,426,433,759,354,395,033,600,000,000,000,000,000,000,000,000,000,000,000,000.0' x 20.0' = 15,845,632,502,852,867,518,708,790,067,200,000,000,000,000,000,000,000,000,000,000,000,000.0' x 20.0' = 31,691,265,005,705,735,037,417,580,134,400,000,000,000,000,000,000,000,000,000,000,000,000.0' x 20.0' = 63,382,530,011,411,470,074,835,160,268,800,000,000,000,000,000,000,000,000,000,000,000,000.0' x 20.0' = 126,765,060,022,822,940,149,670,320,537,600,000,000,000,000,000,000,000,000,000,000,000,000.0' x 20.0' = 253,530,120,045,645,880,299,340,640,107,200,000,000,000,000,000,000,000,000,000,000,000,000.0' x 20.0' = 507,060,240,091,291,760,598,681,280,214,400,000,000,000,000,000,000,000,000,000,000,000,000.0' x 20.0' = 1,014,120,480,182,583,521,197,362,560,428,800,000,000,000,000,000,000,000,000,000,000,000,000.0' x 20.0' = 2,028,240,960,365,167,042,394,725,120,857,600,000,000,000,000,000,000,000,000,000,000,000,000.0' x 20.0' = 4,056,481,920,730,334,084,789,450,241,715,200,000,000,000,000,000,000,000,000,000,000,000,000.0' x 20.0' = 8,112,963,841,460,668,169,578,900,483,430,400,000,000,000,000,000,000,000,000,000,000,000,000.0' x 20.0' = 16,225,927,682,921,336,339,157,800,966,860,800,000,000,000,000,000,000,000,000,000,000,000,000.0' x 20.0' = 32,451,855,365,842,672,678,315,601,933,721,600,000,000,000,000,000,000,000,000,000,000,000,000.0' x 20.0' = 64,903,710,731,685,345,356,631,203,867,443,200,000,000,000,000,000,000,000,000,000,000,000,000.0' x 20.0' = 129,807,421,463,370,690,713,262,407,734,886,400,000,000,000,000,000,000,000,000,000,000,000,000.0' x 20.0' = 259,614,842,926,741,381,426,524,815,469,772,800,000,000,000,000,000,000,000,000,000,000,000,000.0' x 20.0' = 519,229,685,853,482,762,853,049,630,939,545,600,000,000,000,000,000,000,000,000,000,000,000,000.0' x 20.0' = 1,038,459,371,706,965,525,706,099,261,879,091,200,000,000,000,000,000,000,000,000,000,000,000,000.0' x 20.0' = 2,076,918,743,413,931,051,412,182,523,758,182,400,000,000,000,000,000,000,000,000,000,000,000,000.0' x 20.0' = 4,153,837,486,827,862,102,824,365,047,516,364,800,000,000,000,000,000,000,000,000,000,000,000,000.0' x 20.0' = 8,307,674,973,655,724,205,648,730,095,032,729,600,000,000,000,000,000,000,000,000,000,000,000,000.0' x 20.0' = 16,615,349,947,311,448,411,297,460,180,065,459,200,000,000,000,000,000,000,000,000,000,000,000,000.0' x 20.0' = 33,230,699,894,622,896,822,594,920,360,130,918,400,000,000,000,000,000,000,000,000,000,000,000,000.0' x 20.0' = 66,461,399,789,245,793,645,189,840,720,261,836,800,000,000,000,000,000,000,000,000,000,000,000,000.0' x 20.0' = 132,922,799,578,491,587,290,379,681,440,523,673,600,000,000,000,000,000,000,000,000,000,000,000,000.0' x 20.0' = 265,845,599,156,983,174,580,759,362,880,107,347,200,000,000,000,000,000,000,000,000,000,000,000,000.0' x 20.0' = 531,691,198,313,966,349,161,519,725,760,214,694,400,000,000,000,000,000,000,000,000,000,000,000,000.0' x 20.0' = 1,063,382,396,627,932,698,323,039,451,520,429,388,800,000,000,000,000,000,000,000,000,000,000,000,000.0' x 20.0' = 2,126,764,793,255,865,396,646,078,903,040,858,777,600,000,000,000,000,000,000,000,000,000,000,000,000.0' x 20.0' = 4,253,529,586,511,730,793,292,157,806,081,717,555,200,000,000,000,000,000,000,000,000,000,000,000,000.0' x 20.0' = 8,507,059,173,023,461,586,584,315,612,163,435,110,400,000,000,000,000,000,000,000,000,000,000,000,000.0' x 20.0' = 17,014,118,346,046,923,173,168,631,224,326,870,220,800,000,000,000,000,000,000,000,000,000,000,000.0' x 20.0' = 34,028,236,692,093,846,346,337,262,448,653,740,441,600,000,000,000,000,000,000,000,000,000,000,000.0' x 20.0' = 68,056,473,384,187,692,692,674,524,897,307,480,883,200,000,000,000,000,000,000,000,000,000,000,000.0' x 20.0' = 136,112,946,768,375,385,385,349,049,794,614,961,766,400,000,000,000,000,000,000,000,000,000,000,000.0' x 20.0' = 272,225,893,536,750,770,770,698,099,589,229,923,532,800,000,000,000,000,000,000,000,000,000,000,000.0' x 20.0' = 544,451,787,073,501,541,541,397,199,178,459,847,065,600,000,000,000,000,000,000,000,000,000,000,000.0' x 20.0' = 1,088,903,574,147,003,083,082,794,398,356,919,694,131,200,000,000,000,000,000,000,000,000,000,000,000.0' x 20.0' = 2,177,807,148,294,006,166,165,588,796,713,839,388,262,400,00